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Fitted with the most beautiful mirror closets and wardrobes; elevator service and all conveniences, including steam furnished from the street. Beautiful private house, 23 West 56th st., near 5th av. Short or long lease as desired. Apply premises.

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With Every Conceivable Improvement Grand Concourse & Fordham Rd. 3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station 6th and 9th Ave. Elevated At Fordham Road

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Front and rear house for mais, 14th st., between avs. B and C. H. O. KAHAS, 280

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MODERN one family house, 7 rooms and bath; all improvements; price and terms reasonable; accept small cash payment. Owner home to-day, 1963 Authory av., near 178th st., one block east of Grand Concourse. Tel. Fordham 8228. Borough of Bronx-Sale or Rent.

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2-3 family, up to date, high view, ready to
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THREE two family brick houses and garage

23% on investment of \$7,300, corner flat, with large store, corner 3d av.; rent \$9,50 per room: steam, electric light; price \$59,000, rent \$6,000. long mortsage; great bargain. EDWARD FOLAK, INC., 587 Trement av.

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New stucce residence, Swiss architecture,
7 rooms, 3 baths, 3 master bedrooms, 1
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369 square feet.
\$3,009 cash, balance 10 year mortgage,
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23 Fast 40th st., New York,
Local office telephone, 102 Manhasset.

GENTLEMAN'S all-year-round small country estate to lease; possession on or before Oct. 1; Islip, L. I.
One hour from Penn, Station or Flatbush av., 5 minutes' drive from either Bay Shoge or Islip Station.

9 bedrooms, 3 bathrooms; every convenience of city life, with splendid train service; hot water- heat, electric light, gas and coalrangs; large garage, 9 open fireplaces; beautifully and completely furnished throughout. Apply Owner, WILLIAM BURT GREEN-MAN, 350 Fulton at., Brooklyn, N. Y. Phone 1751 Main. GENTLEMEN'S Home-Valley Stream; six rooms, bath, heat, &c.; plot 60x100, on Montgomery st., one block west of Central av, and Merrick road. APOLPH HEUER,

av. and Merrick road. ADOLPH HEUER, owner.

HOUSE and garage, built 1919; very best location; eight rooms, sun parlor, parquet throughout; Dutch cellings, awnings and screene; price \$14,500. Terms to suit; at 98 Clinton av., Jamaica, L. I. E. TILLMANN.
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SEVEN rooms and bath, gas and electric, hot water heat, hardwood floors tile bath-room; price \$9,000; 7 minutes by trodey from Freeport station. EDW. UHE, Roosevelt, EFRINGFIELD, L. I.—Houses and lots, bargains. SCHAREHORN, opposite station. Telephone Springfield 1817.

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South Norwalk, Conn.

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120 ST., 233 West, between Broadway and the sters from \$8,000 up; really worth while homes. L. T. CARROLL, broker, # North big bargain. Tel. housekeeper, Columbus 9837 for appointment.

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2 to 15 rooms, simplex, duplex,
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FURNISHED or unfurnished apartments of
2 and 3 rooms with private baths for
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THITEE beautiful, large, omside rooms, sitting room, 2 bedrooms, 2 baths; exceptionally large closet space; splendidly furnished in blue and gold; \$3,600. HOTEL ST. JAMES, 100 West 45th st.
TWO beautiful, large, outside rooms, consisting of sitting room, bedroom and bath splendidly furnished; \$2,000. Other 2 rooms suites, \$1,700 up. HOTEL ST. JAMES 100 West 45th st. West 45th st.

CROSS avenue, near North Elizabeth sta-tion, on Penn, Railroad; we have several new seven room houses which contain every modern convenience; hardwood floors, steam TWO beautiful front rooms, modern apan heat, tiled baths, gas ranges, electric fla-tures and wall decorations. We are offering these properties on exceptional terms of nine hundred and fifty dollars cash and balance in payments of one hundred dollars per menth, by which method of payment you will THREE room stude apartment teighborhood; modern, convenient phone; year's lease to buyer of expirit own the property ouright, subject to a first mortgage only, in about five and a half years. Why be a renter when you can pur-chase on such terms? Elizabeth office, 208 WASHINGTON HEIGHTS. Excellent D

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Short walk to station on Central Railroad;
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BURTON THOMPSON & CO., INC., 180
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Pully equipped storage warehouse property and trucking business, consisting of 3 story brick building, containing 64 storage rooms, elevator, light, heat, &c.; dwelling house adjoining of six rooms, bath, and modern improvements; large corrugated iron building connecting with warehouse, having storage space for about 15 automobiles; and also a very large two story frame barn on rear of property for horses, trucks, automobiles or storage space.

This is a well located property, in the very best of condition; two-thirds of purchase price may remain on mortgage.

14 WKINS BROTHERS.

10 Monmouth st.

Red Bank, N. J. 10 Monmouth st., Red Bank, N. J.

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HOUSE, near station, all improvements, easy terms; bargain, O. G. RUSSELL, Dument, N. J. JUST THE PLACE
FOR SANITABIUM OR HOME.
100 ROOMED HOTEL, FURNISHED
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Seven room house, 3 acres of ground; 5 minutes from station; lot of fruit and shade trees; price \$8,500. GEORGE SCHOFIELD, Montyale, N. J.

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GENTLEMAN'S country home, consisting of 12 room house, three baths; steam heat, electric light; village water; beautiful lawn, with large old tree; two car garage, man's room; barn and chicken house; peach, pear, plum trees; large garden; small brook running through property. Inquire WILLIAM FRAME, Peekskill, N. Y. TO Let-Furnished house, 8 bedrooms, 5 bathrooms; steam heat; garage; Huntington Bay, H. EDGEWATER, Huntington, L. I.

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WONDERFUL opportunity for reliable builder to secure a number of improved plots in exceptional residential community. large quantity of material on premises: will take fiberal second mortgage. A. H., 127 Sun-Meral REAL ESTATE WANTED. AM IN THE MARKET FOR TENEMENTS. BROKERS PROTECTED. R. B. ITTELSON, 160 BROADWAY.

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ENTRIE floer in private house, needy for institute, suite of living room, beginning and meals served in apartment, 257 West 854; al.

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Just completed, high class non-housekeeping apartments; furnished or unfurnished;
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